

### General Utility Notes:

- 1. Place 4" Loam and seed all disturbed areas of the project not otherwise improved.
- 2. All underground utility locations shown are based on field evidence and records provided to Land Planning, Inc.. These locations should be considered approximate. Other utilities may exist which are not evident or for which record information was not found. The contractor must contact all utility companies and "Dig Safe" before excavation begins. We assume no responsibility for damages incurred as a result of utilities omitted or inaccurately shown.
- 3. It is the responsibility of the contractor to review all of the drawings and specifications associated with this project work and project scope prior to the initiation of construction. Should the contractor find a conflict with the documents, relative to the specifications or applicable codes, it is the contractor's responsibility to notify the project engineer of record in writing prior to the start of construction. Failure by the contractor to notify the project engineer shall constitute acceptance of full responsibility by the contractor to complete the scope of work as defined by the drawings and in full conformance with local regulations and codes.

	Zone:	Office	Light	Industrial	
			Poquire		

		Required	Provided
	Lot Area min.:	40,000 s.f.	46,907 s.f.
	Lot Frontage min.:	120'	217'
	Lot Width min.:	120'	220'
	Front Yard min.:	40'	40.6'
	Side Yard min.:	35'	66.1'L,24.1'R
	Rear Yard min.:	35'	94.4'
	Coverage max.:	40%	15.1%
	Height max.:	35'	1 Story

#### General Notes:

- 1. Datum: all elevations shown refer to assumed datum. 2. The proposed earth works are not located within 100' of a
- wetland. 3. The site is not located within a Zone I, Zone II, or IWPA or other aquifer.
- 4. The site is not located within a FEMA special flood hazard
- 5. The site is not located within an NHESP priority or estimated

#### Parking Required:

Wicked Twisted Pretzel (manufacturaing @ 1/500 s.f.) = 3,350 s.f., 6.7 spaces required Storage (0 required space) = 3,734 s.f.

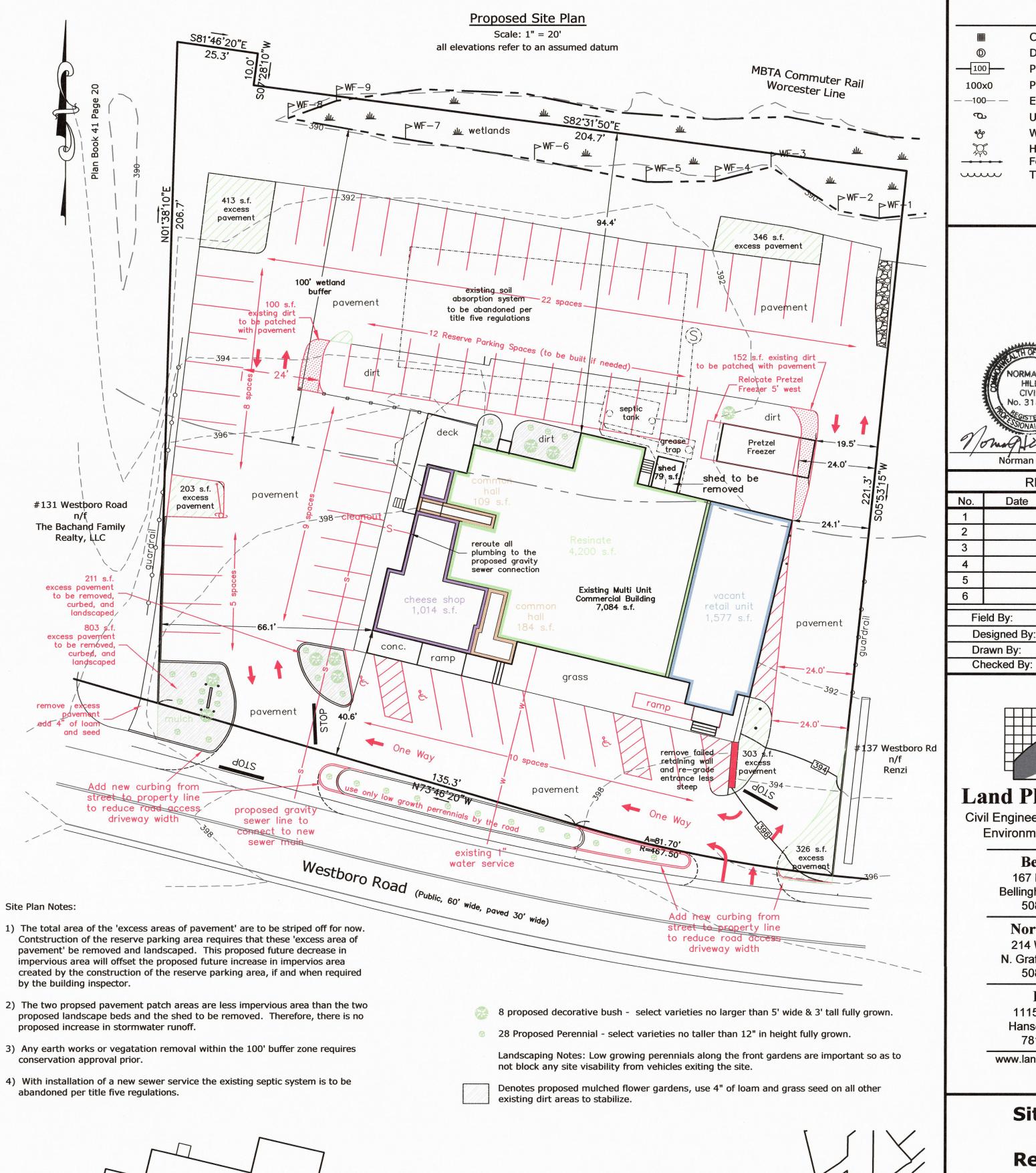
#### First Floor:

Pecorino Cheese and Wine (retail @ 1/150 s.f.) = 1,014 s.f., 6.8 spaces required Resonate (retail @ 1/150 s.f.) = 4,200 s.f., 28.0 spaces required Vacant Retail Unit (retail @ 1/150 s.f.) = 1,577 s.f., 10.5 spaces required Comon Hallway Retail Space (retail @ 1/150 s.f.) = 293 s.f., 1.9 spaces required Total retail space (Pecorino, Resonate, & vacont unit) = 7,084 s.f., 47.2 spaces required

#### Total required spaces:

6.7 manufacturing + 47.2 retail = 54 total spaces required Parking Provided: 65 total (50 spaces + 3 van accessible + 12 reserve spaces)

Future Reserve Parking Impervious Area Note: 12 additional reserve parking spaces not required by zoning can potentially be provided. The total proposed impervious area of the 12 reserve parking spaces is less than the total impervious shown in the excess pavement areas. If constructed the excess pavement areas would be removed to offset any increase in stormwater runoff.



Remaining

3,701 s.f.

Basement

Space dedicated

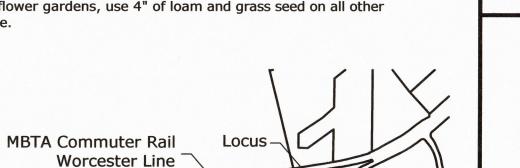
for storage

Basement Level

scale 1"=20'

Wicked Twisted

Pretzels 3,383 s.f.



LOCUS PLAN Scale: 1" = 1000' from Oliver GIS

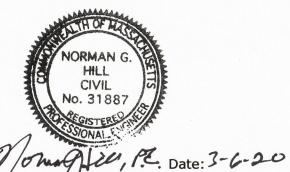
approximate

Revisions

1) Mar. 3, 2020 per Town Review Comments 2) Mar. 6, 2020 per Town Review Comments

Westboro Rd

Legend Catch Basin Drain Manhole **Proposed Contour** 100x0 Proposed Spot Grade -100-**Existing Contour Utility Pole** Water Shut Off Hydrant Fence Line Treeline uuu



Norman G. Hill, PE #31887							
REVISIONS							
No.	Date	Design	Checked				
1							
2							
3							
4							
5							
6							
Field By:		SB/JL	12/13/19				

NGH

**BDH** 

NGH

12/16/19

12/16/19

12/18/19



# Land Planning, Inc. Civil Engineers • Land Surveyors

**Environmental Consultants** 

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## Hanson

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## **Site Plan** for Resinate

Located at 135 Westboro Road

Grafton, MA Parcel ID: 013.0-0000-0002.0

Owned By JKRP Holdings, LLC 135 Westboro Road

Grafton, MA 01536

0 10 20 30 1"=20" Sheet No. Dec. 18, 2019 G9532